
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: February 1, 2006

SITE PLAN: **AFP-06-001**

TITLE: Hidden Creek Land Bay III

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**

ADDRESS: Hidden Marsh Street and King Fisher Ave.
(Lots D-7 through D-11, D-19, D26 and E-26
through E-33)

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant/
Property Owners: Eric Tovar, Churchill Group
Architect: Design Concepts Architects
Engineer: Rodgers Consulting, Inc.

STAFF PERSON: Caroline Seiden, Planner

Enclosures:

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Site Location
- Exhibit 3: Section 1 Site Plan
- Exhibit 4: Amended Parking Distribution Plan, Hidden Creek Land Bay III
- Exhibit 5: Architectural Elevations
- Exhibit 6: Letter to Trudy Schwarz from Eric Tovar, January 6, 2006
- Exhibit 7: The Glen at Hidden Creek – Community Data Report
- Exhibit 8: Hidden Creek – Single Family Color Schemes
- Exhibit 9: Letter to Trudy Schwarz from Tom Farr, January 24, 2006
- Exhibit 10: Memorandum to Caroline Seiden from Ryan White, January 24, 2006

STAFF COMMENTS

The applicant, Churchill Group, is requesting an amendment to final plan to change the building footprints and architectural elevations for 16 single family detached units in Section 1 of Hidden Creek Land Bay III (Exhibit 1). All but one of the houses are located on Hidden Marsh Street. The remaining house is located on King Fisher Avenue. The property is located in Section 1 of Hidden Creek Land Bay III and is bounded by Midcounty Highway to the north, Goshen Road to the east and Kingfisher Avenue to the south (Exhibit 3). The property is located in the MXD (Mixed Use Development) Zone. The 16 single family houses that are the subject of this application are part of a 457-unit development, SP-03-009, originally approved by the Planning Commission on October 1, 2003.

HOUSE ELEVATIONS

The applicant has introduced a new house types with four new architectural elevations (Exhibit 5) in 8 different color schemes (Exhibits 7 and 8). In conformance with the Hidden Creek Land Bay III Design Guidelines, no two elevations or color schemes are adjacent to one another on the subject site plan. The elevations meet all the other design guidelines as well.

DRIVEWAYS AND PARKING

A parking distribution plan, originally developed during the Schematic Development Plan approval process for Hidden Creek Land Bay III, and later amended at the final site plan stage to reflect pool parking requirements and engineering issues is being amended as part of the current application (Exhibit 4). A memorandum from Rodgers Consulting further explaining the history of the parking plan is included in this package (Exhibit 10). As originally approved under SP-03-009, all but one of the 16 units provided off-street parking in driveways, some of which was counted toward required parking.

Due to an increase in the homes' footprints, the number of units with driveway parking has been reduced from 15 units to 10 units, thereby reducing the number of off-street parking spaces by 10 (two spaces per driveway). The driveways on the remaining six (6) units (Block D, Lots 6-11 and Lot 26) are less than 18 feet long and are marked as "no driveway parking." However, staff is concerned that the driveways are still long enough that people will attempt to park in the shortened driveways and that the vehicles will extend into the alley, possibly obstructing through traffic.

The Commission will be reminded that the Zoning Ordinance requirement for driveways serving a garage or carport in single-family residential dwellings is twenty-four (24) feet, except in the MXD Zone, where the length is unspecified. With the exception of Hidden Creek, in which some eighteen (18) foot driveways were approved, the Commission has typically approved twenty (20) foot driveways in MXD zones. Reducing the building footprints on the six units in question so that

the driveway can be extended to at least 18 feet would alleviate staff's concern. A proposed condition (Condition #1) reflects this recommendation.

The Planning Commission should be advised that some units in Hidden Creek Land Bay III are now complete and occupied. Staff encourages the Planning Commission to visit the site to view progress thus far and to aid in your review of the current application.

Staff finds this application in conformance with §24-171 and §24-172, Chapter 24 of the City Ordinance and recommends approval with the following condition:

- 1) Applicant to reduce the building footprints on Block D, Lots 6-11 and Block D, Lot 26 of the site plan so that the driveways can be lengthened to at least eighteen (18) feet.

**AMENDMENT TO FINAL PLAN
APPLICATION**

Application #	AFP-06-001
Date Filed	1-6-06
Total Fee	\$300 - pd

In accordance
with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name HIDDEN CREEK LAND BAY III
Street Address _____
Zone _____ Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision GLN @ HIDDEN CREEK
Tax Identification Number (MUST BE FILLED IN) PLEASE SEE ATTACHED COMMUNITY DATA REPORT

2. APPLICANT

Name CHURCHILL GROUP
Street Address 5 CHOKO CHERRY ROAD Suite No. 360
City ROCKVILLE State MD Zip Code 20850
Daytime Telephone 240-243-1000

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name DESIGN CONCEPTS ARCHITECTS
Architect's Maryland Registration Number 8588 Telephone 703-288-9008
Street Address 8618 WESTVIEW CENTER Suite Number 305
City VIENNA State VA Zip Code 22182

Engineer's Name ALLIANCE STRUCTURAL ENGINEERS
Engineer's Maryland Registration Number 22026 Telephone 703-749-7941
Street Address 8605 WESTVIEW CENTER Suite Number 503
City VIENNA State _____ Zip Code 22182

Developer's Name CENTER Telephone _____
Street Address 15890 GAITHER DRIVE Suite Number _____
City GAITHERSBURG State MD Zip Code 20877
Contact Person MARTIN MANKOWSKI Telephone 703-679-1610

4. PROPERTY OWNER

Name CHURCHILL GROUP
Street Address 5 CHOKO CHERRY ROAD Suite No. 360
City GAITHERSBURG State MD Zip Code 20850
Daytime Telephone 240-243-1000

5. CITY PROJECT NUMBER

Original Site Plan Number SP-03-0009 Date Approved 11-02-04
Name of previously approved Final Plan HIDDEN CREEK LAND BAY III

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

CHANGE HOUSE TYPE (NAME ONLY)
ADD 4 DIFFERENT ELEVATIONS TO THE ARCHITECTURALS

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

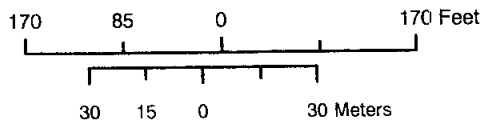
SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) CHURCHILL GROUPApplicant's Signature THOMAS A. FARR Date 1-06-06Daytime Telephone 240-243-1000 EXT. 113 Cell 301-252-7628

AFP-06-001



MD State Plane
HPGN NAD 83/91

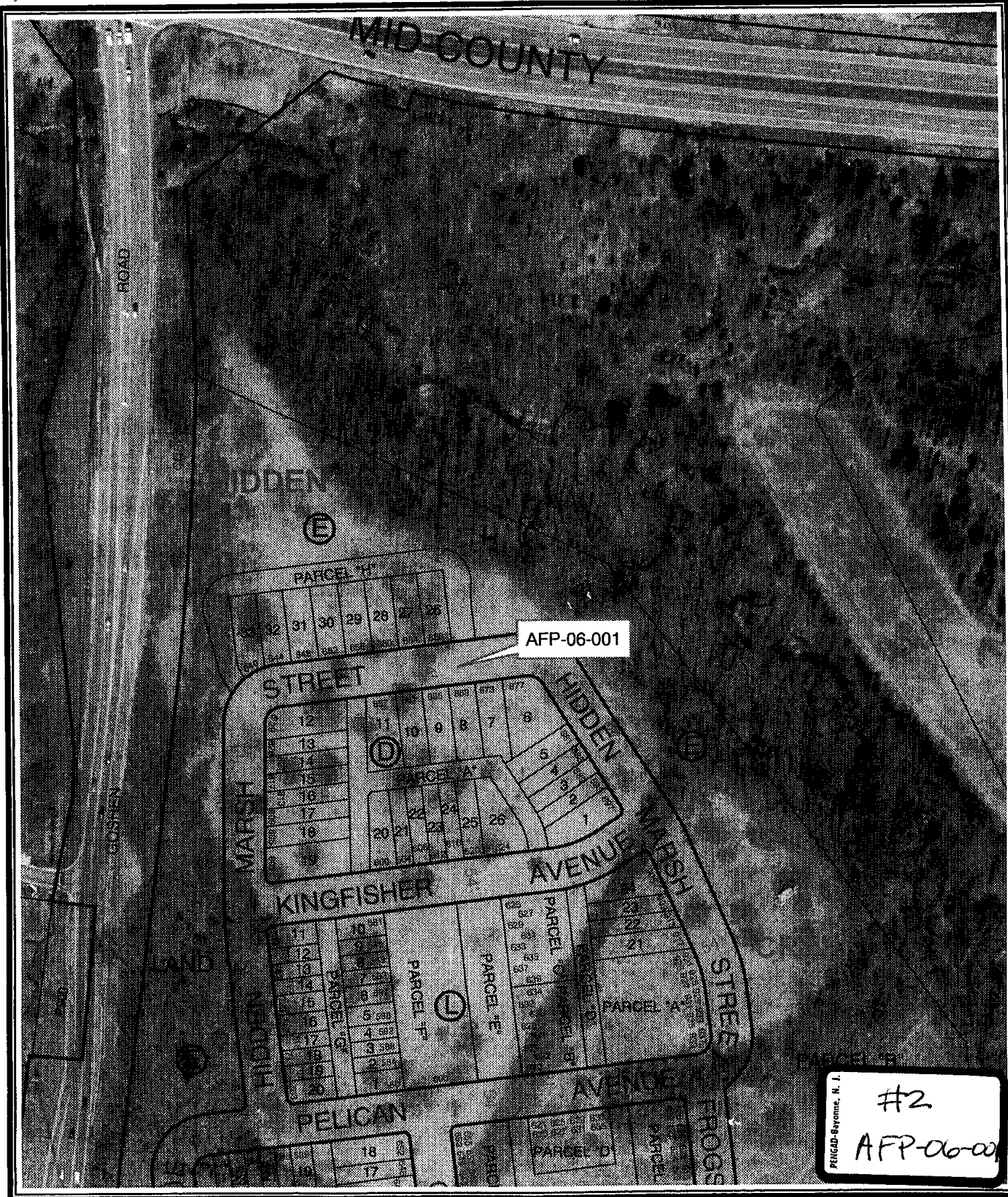
TrueOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2006. www.istar.com Property boundaries and planimetric basemap ©2006 M-NCPPC and City of Gaithersburg. All rights reserved. Aerial photo acquired March 2004.



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6338
www.gaithersburgmd.gov

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced, in whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties.

ProjectName.mxd • 11-Jan-2006 • zzz





CHURCHILL GROUP

A HOMETOWN TRADITION

01-06-2006

Trudy Schwarz
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Dear Mrs. Schwarz,

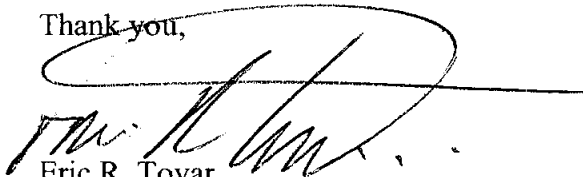
Please find enclosed our application to amend the final plan for lots D-7 through D-11, D-19, D26, and lots E-26 through E-33 totaling 16 lots.

We have also attached a community data report that offers pertinent information that the space on the application would not allow.

We are proposing a change in the house type (name only) and are proposing lot-specific architectural elevation changes including any high-visibility lots.

We have reviewed the current guidelines and are confident our application and architectural meet your requirements.

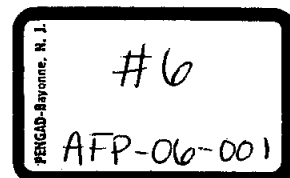
Thank you,



Eric R. Tovar,
President

Cc: Thomas A. Farr, file

5 Choke Cherry Road • Suite 360 • Rockville, Maryland 20850
240.243.1000 • 240.243.0715 fax
www.ChurchillBuilders.com



the Glen at Hidden Creek - Community Data Report

Block	Lot	Address	Street	Customer	House Type	Elev	Std/Rev	Lot Sq Ft	Lot Notes	Basement	Notes	Status	Tax ID
D	26	624	King Fisher Ave		Katlyn	3	R	4,243	Siding/High Visibility	WO			09-03454795
D	6	877	Hidden Marsh Street		Katlyn	3	S	5,433	Brick/SLG/High Vis	BB			09-03454591
D	7	873	Hidden Marsh Street		Katlyn	2	S	3,512	Stone	BB			09-03454603
D	8	869	Hidden Marsh Street		Katlyn	1	S	3,399	Brick	BB			09-03454614
D	9	865	Hidden Marsh Street		Katlyn	4	S	3,399	Brick/Siding	BB			09-03454625
D	10	861	Hidden Marsh Street		Katlyn	1	S	3,399	Brick/Siding	BB			09-03454636
D	11	857	Hidden Marsh Street		Katlyn	4	S	4,258	Siding/High Visibility	BB			09-03454647
D	19	801	Hidden Marsh Street		Katlyn	3	S	4,892	Brick/High Visibility	BB			09-03454727
E	26	868	Hidden Marsh Street		Katlyn	4	S	3,255	Brick/Siding/High Visibility	WO			09-03454818
E	27	864	Hidden Marsh Street		Katlyn	2	S	3,255	Stone	WO			09-03454820
E	28	860	Hidden Marsh Street		Katlyn	3	S	3,255	Brick	WO			09-03454831
E	29	856	Hidden Marsh Street		Katlyn	4	S	3,255	Brick/Siding	WO			09-03454842
E	30	852	Hidden Marsh Street		Katlyn	1	R	3,255	Siding	WO			09-03454853
E	31	848	Hidden Marsh Street		Katlyn	2	R	3,255	Stone	WO			09-03454864
E	32	844	Hidden Marsh Street		Katlyn	3	R	3,261	Brick	WO			09-03454875
E	33	840	Hidden Marsh Street		Katlyn	1	R	3,443	Brick/High Visibility	WO			09-03454886

PENGAD-Bayonne, N. J.

AFP-06-001

#7

HIDDEN CREEK – Single Family

Churchill Group

COPY

January 18, 2006

COLOR SCHEME	BRICK (std. size) (General Shale)	ACCENT BRICK (std. size)	STOOP PAVER (General Shale)	ROOF (CertainTeed Landmark)	TRIM PAINT	VINYL SIDING (CertainTeed 6" Beaded)	FRONT DOOR STAIN	GARAGE DOOR (Clopay)	GUTTERS & D.S. (Englert)
HC 1-A	Millbrook	Monticello	Old Trail	Moire	Greystone	Savannah Wicker	Cherry	Almond	Eggshell
HC 1-B	Millbrook	Monticello	Old Trail	Moire	Amber White	Savannah Wicker	Cherry	Almond	Eggshell
HC 2-A	Phoenix	Red Range Wirecut	Old Trail	Moire	Wheat	Light Maple	Walnut	Almond	Eggshell
HC 2-B	Phoenix	Red Range Wirecut	Old Trail	Moire	Amber White	Light Maple	Walnut	Almond	Eggshell
HC 3-A	Flashed Northern Rose	Red Range Wirecut	Old Trail	Moire	Colonial White	Sandstone Beige	Walnut	White	White
HC 3-B	Flashed Northern Rose	Red Range Wirecut	Old Trail	Moire	Colonial White	Sandstone Beige	Walnut	Almond	Eggshell
HC 4-A	Edenton	Commonwealth	Old Trail	Moire	Greystone	Natural Clay	Cherry	Almond	Eggshell
HC 4-B	Edenton	Commonwealth	Old Trail	Moire	Wheat	Natural Clay	Cherry	Almond	Eggshell
HC 5-A	Monticello	Red Range Wirecut	Old Trail	Moire	Wheat	Desert Tan	Walnut	Almond	Eggshell
HC 5-B	Monticello	Red Range Wirecut	Old Trail	Moire	Amber White	Desert Tan	Walnut	Almond	Eggshell
HC 6-A	Providence	Dark Pink Flashed	Old Trail	Moire	Colonial White	Sterling Gray	Walnut	White	White
HC 6-B	Providence	Dark Pink Flashed	Old Trail	Moire	Colonial White	Sterling Gray	Walnut	Almond	Eggshell

Continued . . .

8

AFP-06-001

HIDDEN CREEK – Single Family

Churchill Group

January 18, 2006

Page 2

COLOR SCHEME	STONE	STOOP PAVER (General Shale)	ROOF (CertainTeed Landmark)	TRIM PAINT	VINYL SIDING (CertainTeed 6" Beaded)	FRONT DOOR STAIN	GARAGE DOOR (Clopay)	GUTTERS & D.S. (Englert)
HC 7-A	Fieldstone	Flagstone	Moire	Super White	Heritage Cream	Walnut	White	White
HC 7-B	Fieldstone	Flagstone	Moire	Colonial White	Heritage Cream	Walnut	Colonial White	White
HC 8-A	Fieldstone	Flagstone	Moire	Super White	Colonial White	Cherry	White	White
HC 8-B	Fieldstone	Flagstone	Moire	Newport	Colonial White	Cherry	Newport	White

NOTES: Standing Seam Metal Roof – PAC-CLAD, Dark Bronze
Concrete Foundations – Paint siding color

DATE: 1.18.06

HIDDEN CREEK- Single-Family

Churchill Group

STREET Hidden Marsh St.

EXTERIOR COLOR SCHEMES:

LOT #	COLOR SCHEME	HOUSE TYPE	BRICK	ROOF (CertainTeed Landmark)	METAL ROOF	TRIM PAINT	VINYL SIDING (CertainTeed.)	FRONT DOOR	GARAGE DOOR	GUTTERS & D.S.
6	1-B	elev. 3	General Shale-Millbrook	Maire	Dark Bronze	Amber white	Sevannah Wicker	Cherry	Almond	Eggshell
7	8-B	elev. 2	Stone	Maire	Dark Bronze	Newport	Colonial White	Cherry	White	White
8	2-A	elev. 1	Stone w.t. 1/2 Phoenix	Maire	Dark Bronze	Wheat	Light Maple	Walnut	Almond	Eggshell
9	6-B	elev. 4	General Shale-Providence	Maire	Dark Bronze	Amber white	Stealing Gray	Walnut	Almond	Eggshell
10	3-B	elev. 1	General Shale-Edenton	Maire	Dark Bronze	Wheat	Natural Clay	Cherry	Almond	Eggshell
11	4-B	elev. 4	General Shale-Monticello	Maire	Dark Bronze	Amber white	Desert Tan	Walnut	Almond	Eggshell

Metal Roof/Porch & Bay Windows - PAC-CLAD; Dark Bronze

George Smith & Associates
 9426 Stewartown Rd., Suite 2-B
 Montgomery Village, MD 20886

DATE: 1.18.06

HIDDEN CREEK- Single-Family

Churchill Group

STREET Hidden Marsh St.

EXTERIOR COLOR SCHEMES:

LOT #	COLOR SCHEME	HOUSE TYPE	BRICK	ROOF (CertainTeed Landmark)	METAL ROOF	TRIM PAINT	VINYL SIDING (CertainTeed.)	FRONT DOOR Stain	GARAGE DOOR	GUTTERS & D.S.
26	4-A	elev. 4	General Shale- Edenton	Moire	Dark Bronze	Greystone	Natural Clay	Cherry	Almond	Eggshell
27	7-A	elev. 2	Stowe	Moire	Dark Bronze	Super White	Heritage Cream	Walnut	White	White
28	3-A	elev. 3	General Shale- Flashed Northern Rose	Moire	Dark Bronze	Colonial White	Sandstone Page	Walnut	White	White
29	2-B	elev. 4	General Shale- Phoenix	Moire	Dark Bronze	Amber White	Light Maple	Walnut	Almond	Eggshell
30	5-A	elev. 1	General Shale- Monticello	Moire	Dark Bronze	Wheat	Desert Tan	Walnut	Almond	Eggshell
31	8-A	elev. 2	Stowe	Moire	Dark Bronze	Super White	Colonial White	Cherry	White	White
32	6-A	elev. 3	General Shale- Providence	Moire	Dark Bronze	Colonial White	Stirling Gray	Walnut	White	White
33	1-A	elev. 1	General Shale- Millbrook	Moire	Dark Bronze	Greystone	Savannah Wicken	Cherry	Almond	Eggshell

Metal Roof/Porch & Bay Windows - PAC-CLAD; Dark Bronze

George Smith & Associates
 9426 Stewartown Rd., Suite 2-B
 Montgomery Village, MD 20886

DATE: 1.18.06

HIDDEN CREEK- Single-Family

Churchill Group

STREET Kingfisher Ave.

EXTERIOR COLOR SCHEMES:

LOT #	COLOR SCHEME	HOUSE TYPE	BRICK	ROOF (CertainTeed Landmark)	METAL ROOF	TRIM PAINT	VINYL SIDING (CertainTeed.)	FRONT DOOR Stain	GARAGE DOOR	GUTTERS & D.S.
26	2-B	slw. 3	Phoenix	Moire	Dark Bronze	Amber white	Lt. Maple	Walnut	Almond	Eggshell

Metal Roof/Porch & Bay Windows - PAC-CLAD; Dark Bronze

George Smith & Associates
9426 Stewartown Rd., Suite 2-B
Montgomery Village, MD 20886

P. 04

FAX NO. 301 948 9749

JAN-19-2006 THU 01:29 PM Kettler Brothers Homes

DATE: 1.18.06

HIDDEN CREEK- Single-Family

Churchill Group

STREET Hidden Marsh Street

EXTERIOR COLOR SCHEMES:

LOT #	COLOR SCHEME	HOUSE TYPE	BRICK	ROOF (CertainTeed Landmark)	METAL ROOF	TRIM PAINT	VINYL SIDING (CertainTeed.)	FRONT DOOR Stain	GARAGE DOOR	GUTTERS & D.S.
19	6-A	elev. 3	W.T. Providence	Moire	Dark Bronze	Colonial white	Stirling Gray	Walnut	White	White

Metal Roof/Porch & Bay Windows – PAC-CLAD; Dark Bronze

George Smith & Associates
9426 Stewartown Rd., Suite 2-B
Montgomery Village, MD 20886

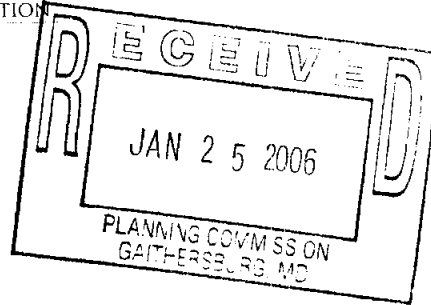


CHURCHILL GROUP

A HOMETOWN TRADITION

01-24-2006

Trudy Schwarz
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877



Dear Mrs. Schwarz,

Please find enclosed the revised site plan (3 copies and one 11 x 17) and the changes as discussed with Caroline Seiden on 1-17-06 for the amendment to final plan application.

We were able to move the houses on Lots E26-E33 to create 20' driveways and have noted them. We have also included an updated Parking Tabulation Plan (13 color copies 11 x 17) along with a letter of explanation from the engineer.

We have included a detailed list of our exterior color schemes put together by our design consultant George Smith and Associates. Please note that no two neighboring lots are the same color scheme.

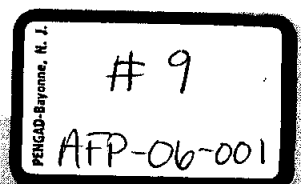
Unfortunately, we were unable to apply wrap-around porches on our high visibility lots. Lots E26, E33, and D11 have BRL issues. Lots D6, D26, and D19 are all elevation 3 (our elevation with the most curb appeal) and a wrap-around porch does not apply with this two-story porch detail.

Thank you for the opportunity to review staff comments and address them appropriately.

Sincerely,

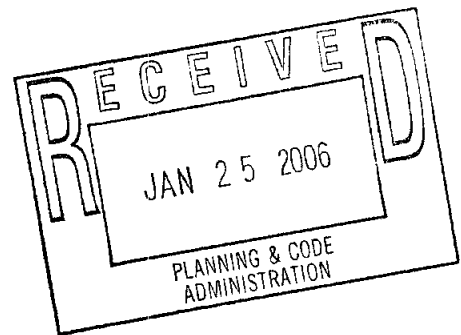
Thomas A. Farr,
Purchasing Manager

Cc: File





Enhancing the value of land assets



TO: Caroline Seiden, Planning & Code Enforcement
FROM: Ryan White
SUBJ: Hidden Creek Parking Tabulation
DATE: January 24, 2006
CC: Kim McCary, Tom Farr, Bill Wogatske

Caroline Seiden,

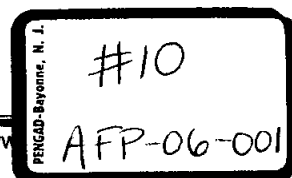
On behalf of the applicant, The Churchill Group, we are submitting a Site Plan Amendment for the proposed 16 single family lots at Hidden Creek. In addition to the revised site plan, an updated parking tabulation has been prepared for the entire site, per the City of Gaithersburg. This letter is to further explain the chronology of the parking distribution plan from Schematic Development Plan to the current Amended Site Plan.

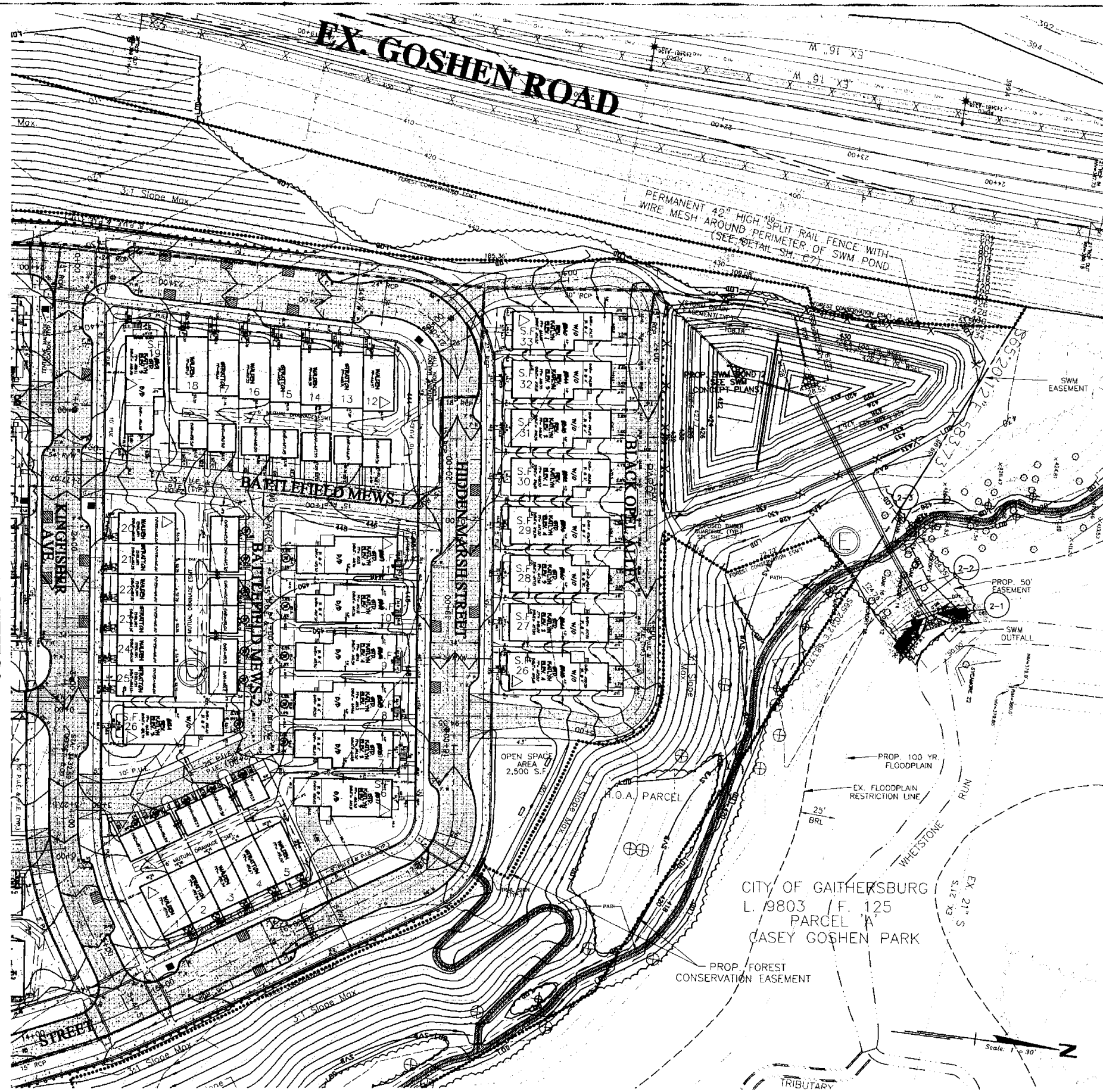
During the Schematic Development Plan (SDP) process, a site parking distribution plan was prepared for review and approval by The City of Gaithersburg Mayor & Council. This distribution plan was approved, along with the site plans during the SDP hearing held April 22, 2003 resolution R-22-03. After the SDP was approved the Final Site Plan engineering moved forward, addressing various agency comments. During the final site plan engineering process, parking requirements for the community center and pool area were increased, and parking spaces were eliminated, per storm drain inlets, DPW&T comments and site geometry to allow adequate access. At the time of the site plan approval process, the parking distribution plan was revised to accommodate the parking requirement increase at the community center and pool area, and loss of parking spaces. This, in turn changed the parking distribution plan. At that time a Parking Distribution Justification plan was prepared for the City of Gaithersburg, so they could review the ultimate parking distribution, based on the Final Site Plan & any adjustments that occurred to the parking.

The parking distribution plan, submitted for the Site Plan Amendment, pertaining to the 16 single family Churchill Lots, used the revised Parking Justification plan as a parking tabulation base. With the revised Churchill Lots, 10 parking spaces were eliminated on-lot, due to the shortened driveways on lots 7 thru 11, Block D, and the driveway space on Lot 26, Block D was removed to eliminate any confusion. With these changes, each block still provides greater than required parking, with the exception of the pool, which meets the requirement. If you would like to meet to discuss this matter in more detail, feel free to contact me.

Sincerely,

Ryan D. White
Ryan D. White
Planner/Associate





LEGEND	
[Symbol]	BOUNDARY LINES
[Symbol]	ULTIMATE 100 YEAR FLOOD PLAIN
[Symbol]	25' FLOOD PLAIN BRL
[Symbol]	FOREST CONSERVATION BASEMENT
[Symbol]	WETLAND LINE
[Symbol]	25' OR 40' WETLAND BUFFER
[Symbol]	STREAM LINES
[Symbol]	EXISTING TIEBELINE
[Symbol]	PROPOSED TIEBELINE
[Symbol]	PROPOSED GRADING
[Symbol]	EXISTING TOPO
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	FIRE HYDRANT
[Symbol]	LIGHTPOLE
[Symbol]	MAILBOX TO BE PROVIDED
[Symbol]	TELEPHONE MARKER
[Symbol]	SEWER MANHOLE
[Symbol]	WATER MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	CLEANOUT
[Symbol]	UTILITY POLE
[Symbol]	SIGN
[Symbol]	WATER VALVE
[Symbol]	STORM DRAIN INLET
[Symbol]	RIPRAP
[Symbol]	PROPOSED STAMPED CONCRETE
[Symbol]	PROPOSED PAINTED CROSS WALK
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED TIMBER GUARDRAIL

- (R) NO DRIVEWAY PARKING ALLOWED, DUE TO VEHICLE OBSTRUCTIONS TO DRIVE AISLE, % GRADE.
- (H) HIGH VISIBILITY UNIT
- (N) UNIT TO PROVIDE NOISE ATTENUATION PER CITY ENVIRONMENTAL DESIGN CRITERIA CONSISTENT WITH HIDDEN CREEK DESIGN GUIDELINES.

NOTE: ADDITIONAL PUE SHALL BE GRANTED, IF NEEDED.

NOTE: MAX. GRADE BETWEEN DRIVEWAY PAVING 3:1 (=33%)

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH BLANCK AVENUE, GAITHERSBURG, MARYLAND 20877	
SITE PLAN APPROVAL	
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON	
APPLICATION NO. AFP	WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL	
WITH	CONDITIONS SEE S.D.A. LETTER
DATE	BY

#3
AFP-00-001

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS



SP-03-0009

REVISION	DATE	REVISION	DATE	REVISION	DATE	APPLICANT:
REVISED CHURCHILL S.F. LOTS	01/06					CENTEX HOMES, ET AL. 9108 GAITHER ROAD GAITHERSBURG, MARYLAND 20877 PHONE (301) 987-2259 FAX (301) 987-2734 CONTACT: MR. KEITH TUNELL

SECTION I FINAL SITE PLAN



Rodgers Consulting, Inc.
9260 Gather Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6689
www.rodgers.com

BASE DATA	CADD	05-03
DESIGNED	LESSARD	05-03
DRAWN	ROW	05-03
REVIEWED	JW	10-03
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

HIDDEN CREEK LAND BAY III

CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

SCALE:	1"=30'
JOB NO.	4010RB
DATE:	JAN. 2006
SHEET NO.	C-5
	5 of 7

The drawing, as an instrument of service, is and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

CONSULTANT

**NOT FOR
CONSTRUCTION**

DATE

01/03/06

PERMIT SET

PROJECT

**CHURCHILL
GROUP**

HIDDEN CREEK
27' X 70' SF

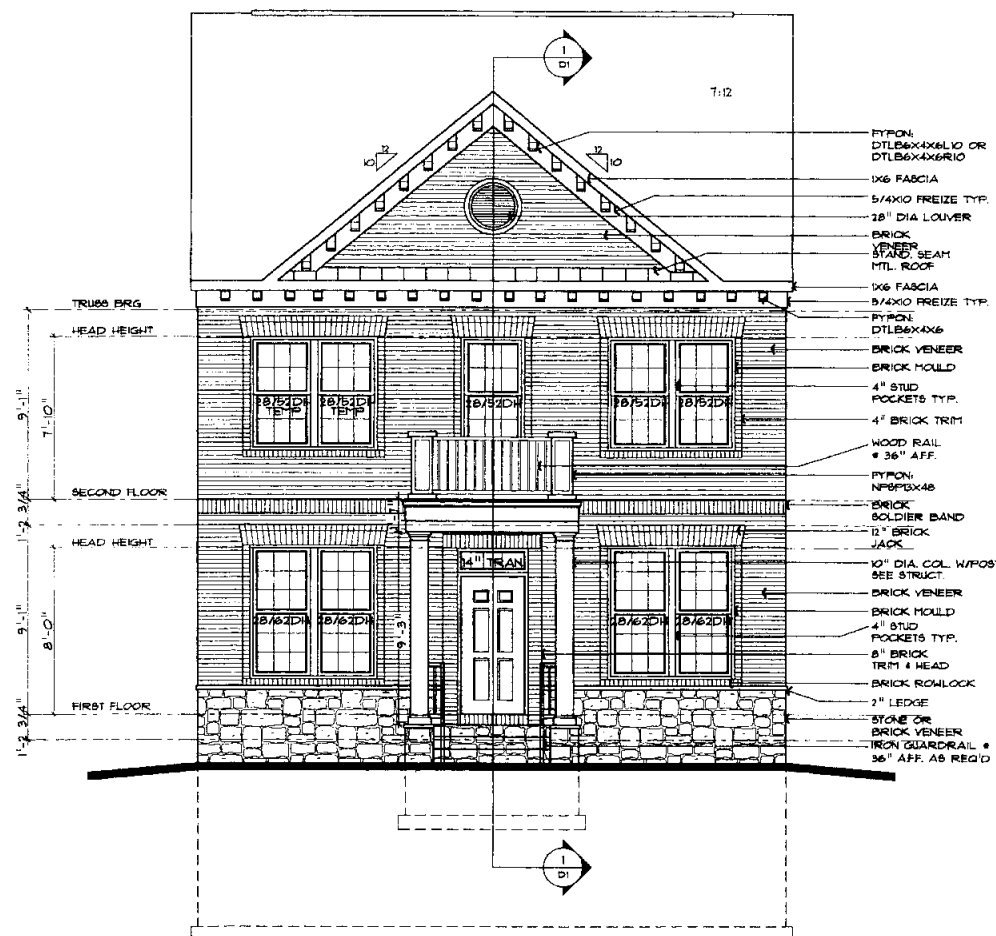
SCALE

1/4" = 1'-0"

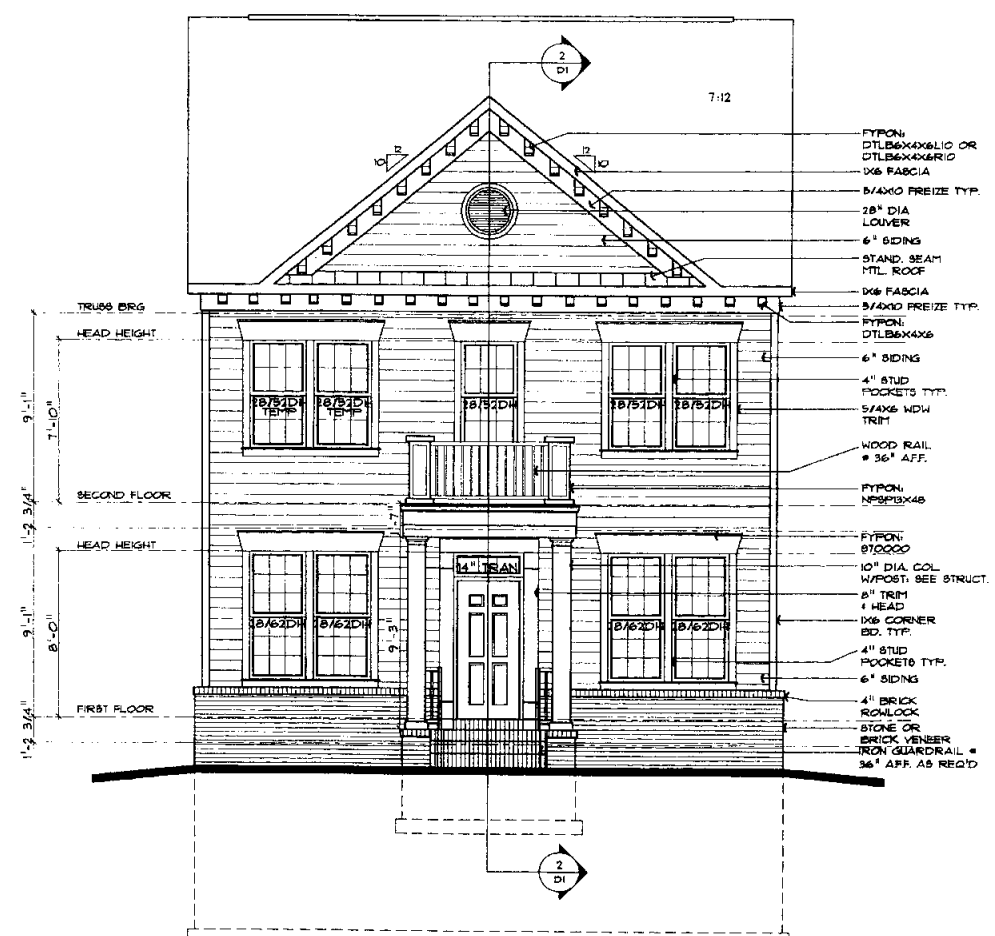
FRONT ELEVATION
@ ELEV. 1

RECEIVED

JAN 26 2006



FRONT ELEVATION
ELEVATION 1 W/ BRICK VENEER



FRONT ELEVATION
ELEVATION 1 W/ SIDING

PENCAD-BAYONNE, N. J.

#5

AFP-06-001

RECEIVED

JAN 26 2006

PLANNING & CODE
ADMINISTRATION



DESIGN CONCEPTS ARCHITECTS

2408 HIGHLAND CENTER DR. • SUITE 305 • VICTORIA • BRITISH COLUMBIA V8N 2Z6
250.686.1010 • FAX 250.686.1010

This drawing is an instrument of service, it and shall remain the property of the Architect and shall not be reproduced or published in any way without the prior permission of the Architect.

CONSULTANT

NOT FOR
CONSTRUCTION

REAL

DATE	ISSUE
01/20/2006	PERMIT SET

PROJECT

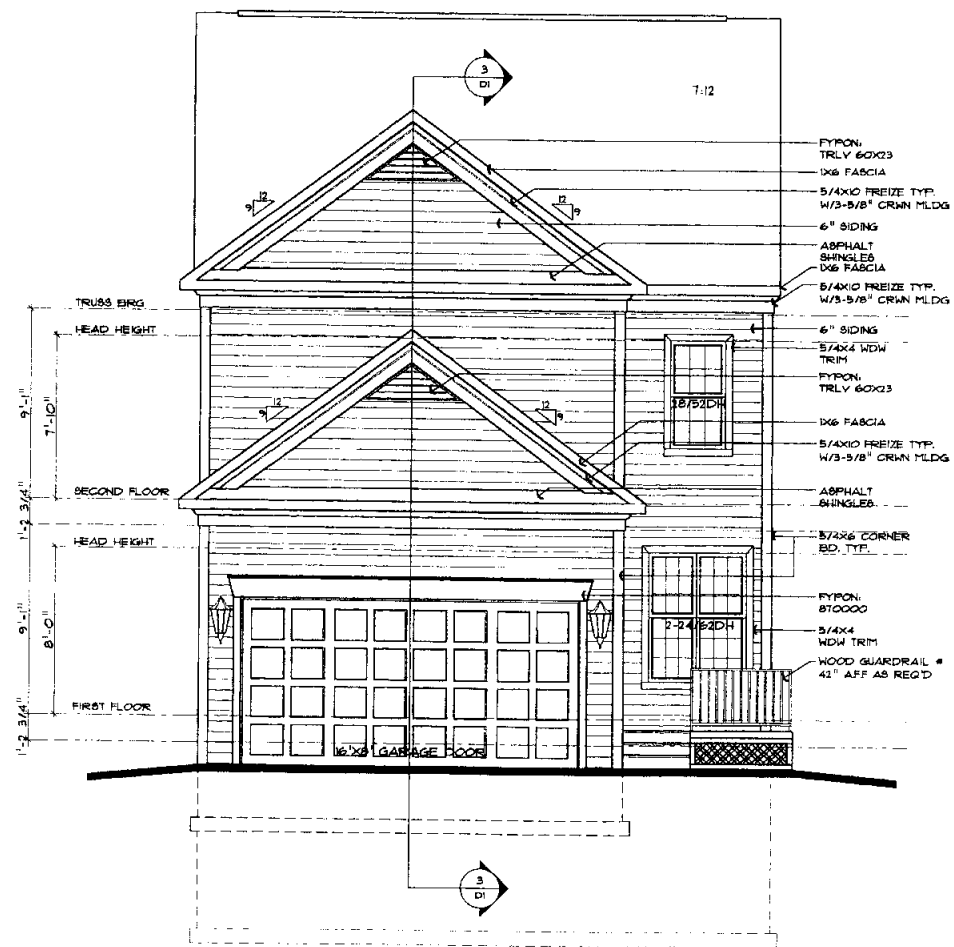
CHURCHILL
GROUP

HIDDEN CREEK
27' X 70' 9"

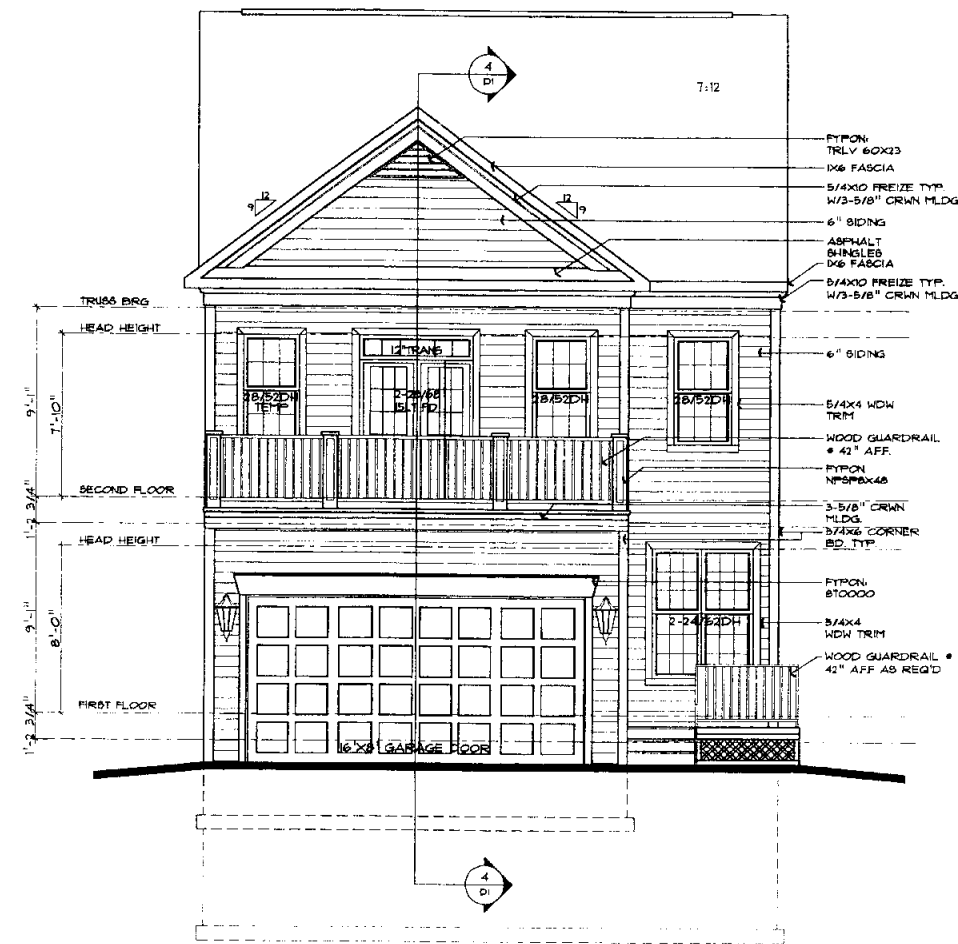
SCALE
1/4" = 1'-0"

SHEET

REAR ELEVATION
W/GARAGE @ 1ST FLOOR



REAR ELEVATION
W/GARAGE @ 1ST FLOOR



REAR ELEVATION
W/GARAGE @ 1ST FLOOR
W/ OPT. BEDRM #4



This drawing, as an instrument of service, is and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

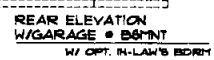
NOT FOR
CONSTRUCTION

DATE	NOTE
0101000	PERMIT SET

HIDDEN CREEK
27' X 70' SF

REAR ELEVATION
W/ GARAGE @ BSMT

451





The drawing, as an instrument of service, is and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

NOT FOR
CONSTRUCTION

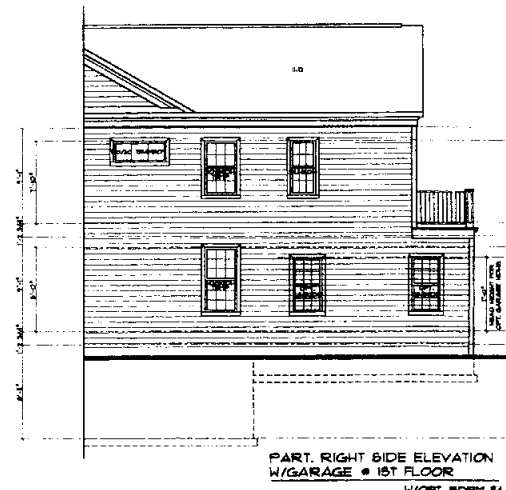
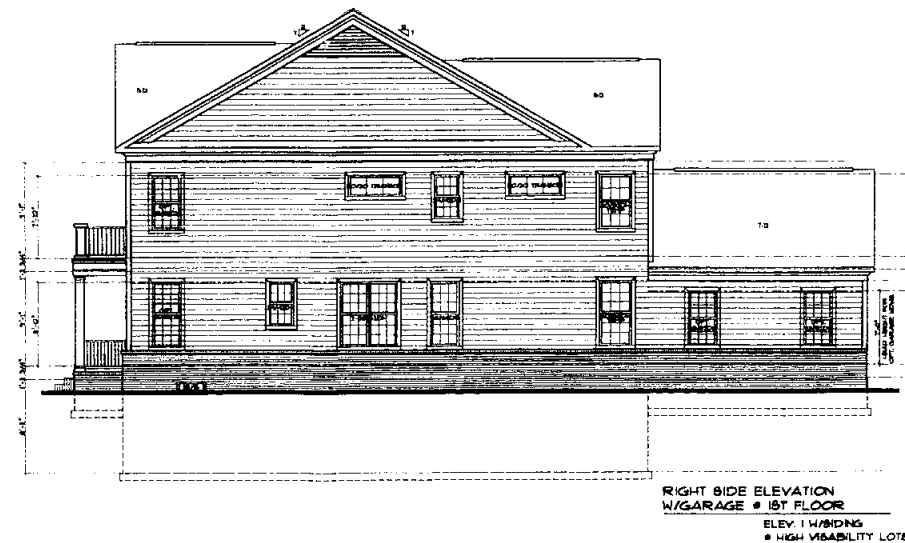
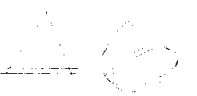
[illegible]

CHURCHILL
GROUP

HIDDEN CREEK
27' X 70' SF

SCALE $1/4" = 1'-0"$

RIGHT SIDE ELEVATION
W/GARAGE @ 1ST
FLOOR.
HIGH VISABILITY OPT.
OPT. BEDRY #1



CONSULTANT

REAL

DATE

03/02/2006

DRAWN

PERMIT SET

PROJECT

**CHURCHILL
GROUP**

**HIDDEN CREEK
27' X 70' SF**

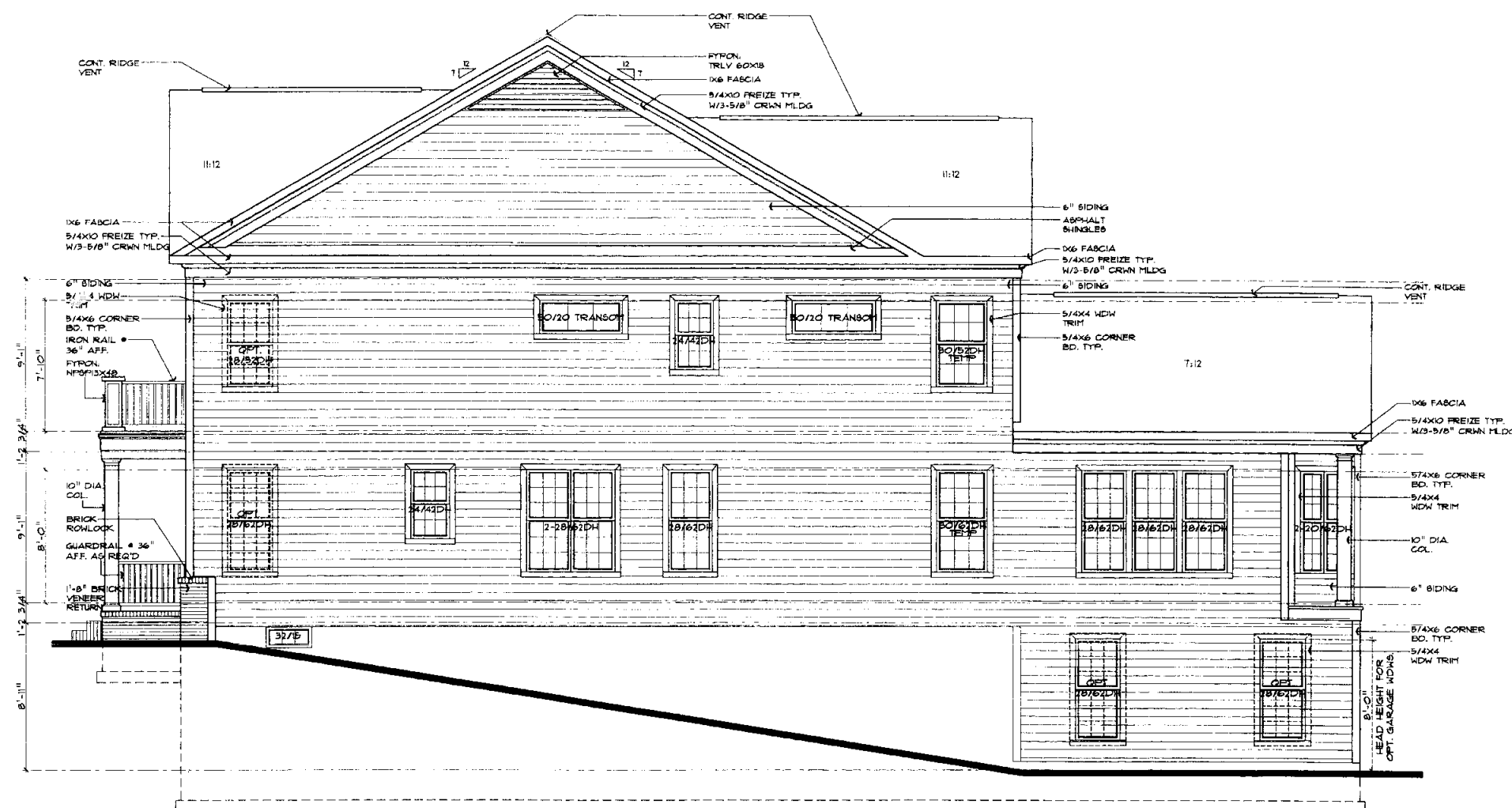
SCALE

1/4" = 1'-0"

SHEET

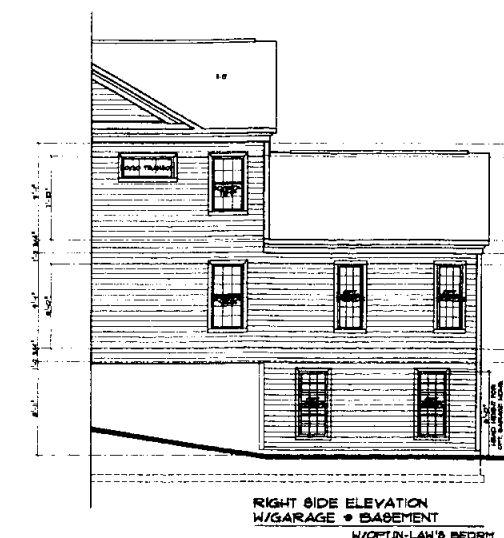
**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT,
HIGH VISIBILITY OPT.,
OPT. BEDRM #4,
OPT. IN-LAW'S BEDRM**

AG-1

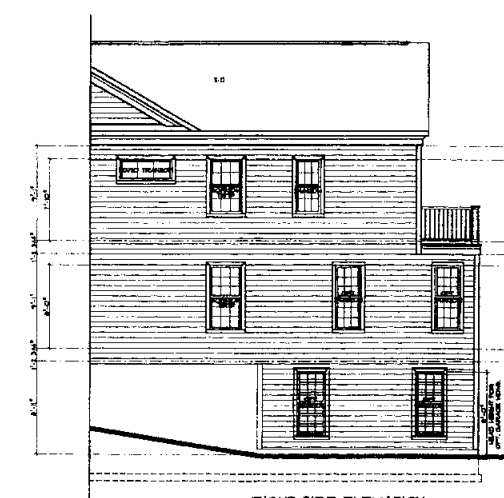


**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**

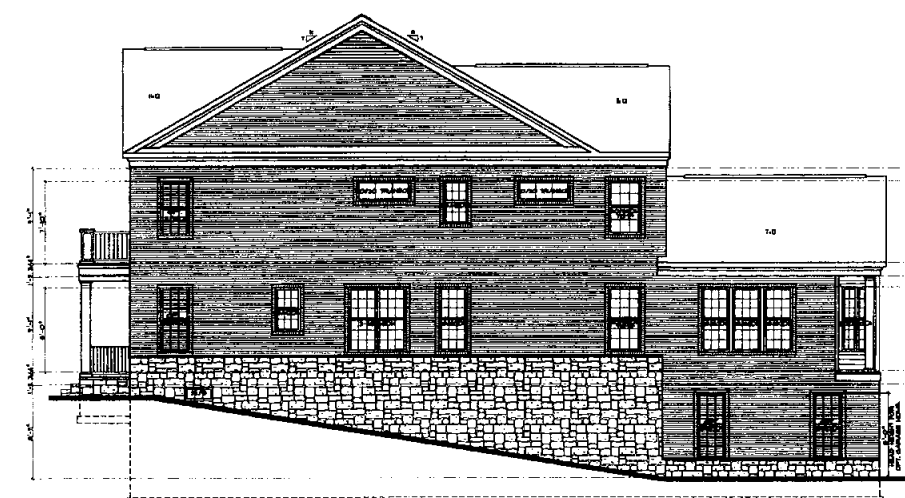
ELEV. 1 W/SIDING



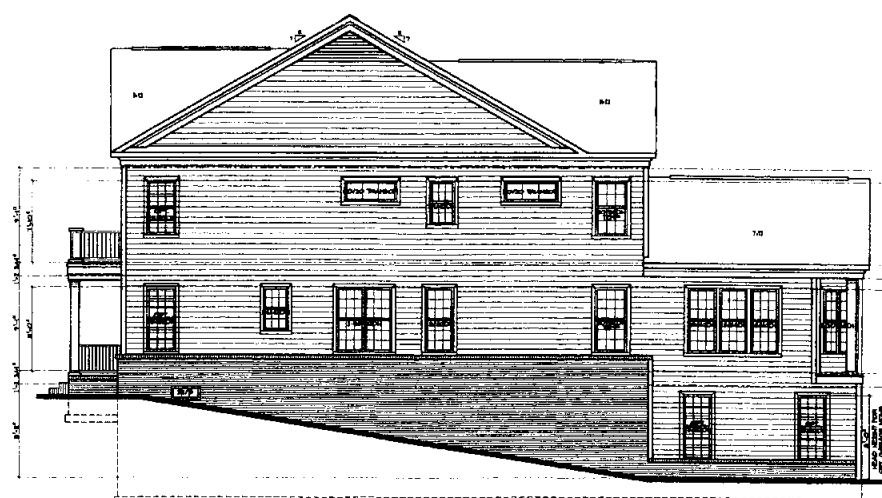
**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**
W/OPT-IN-LAW'S BEDRM



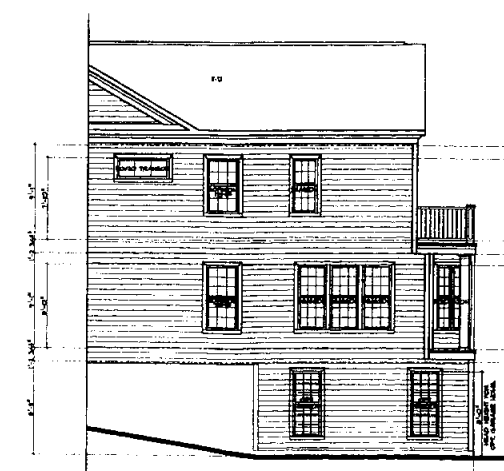
**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**
W/OPT-IN-LAW'S BEDRM



**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**
ELEV. 1 W/BRICK
@ HIGH VISIBILITY LOTS



**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**
ELEV. 1 W/SIDING
@ HIGH VISIBILITY LOTS



**RIGHT SIDE ELEVATION
W/GARAGE @ BASEMENT**
W/OPT. BEDRM #4



DESIGN CONCEPTS ARCHITECTS

PROFESSIONAL CORPORATION

ARCHITECTS • 505 N. 3RD ST. • SUITE 305 • DENVER, CO 80202
303.226.8300 • FAX 303.226.8301

This drawing is an instrument of service, and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

CONSULTANT

NOT FOR
CONSTRUCTION

REAL

DATE	REVISION
01/02/2006	PERMIT SET

PROJECT

CHURCHILL
GROUP

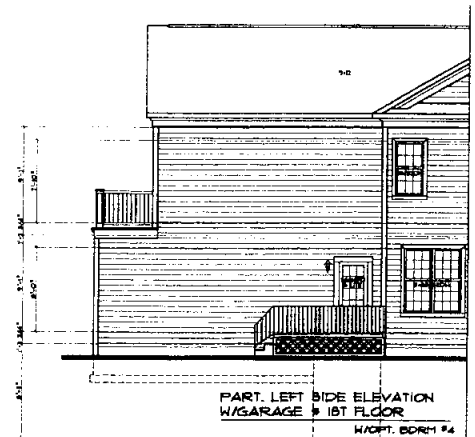
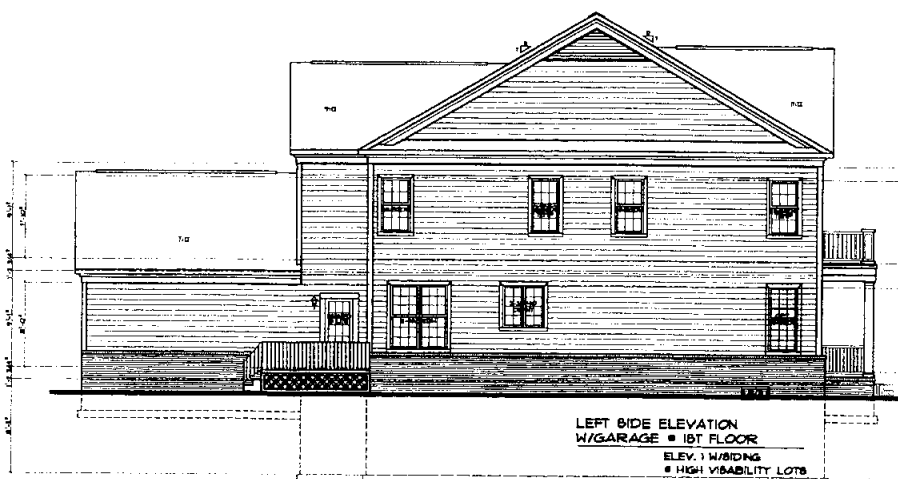
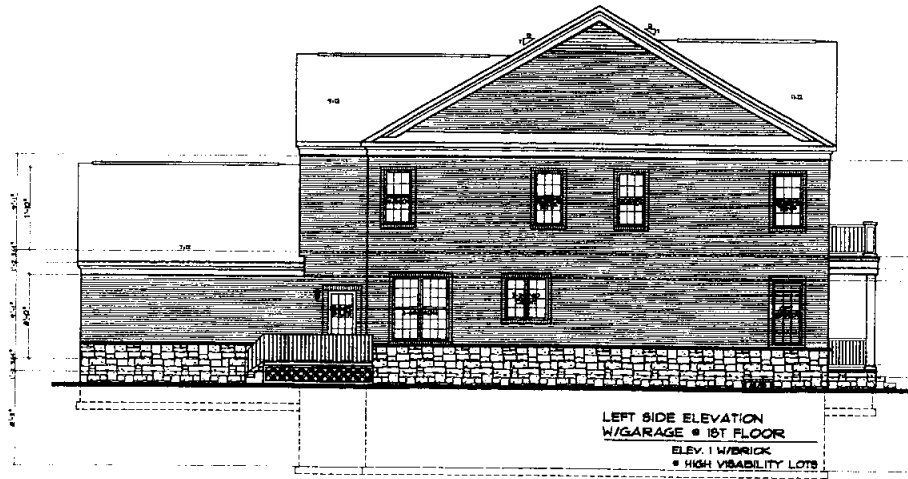
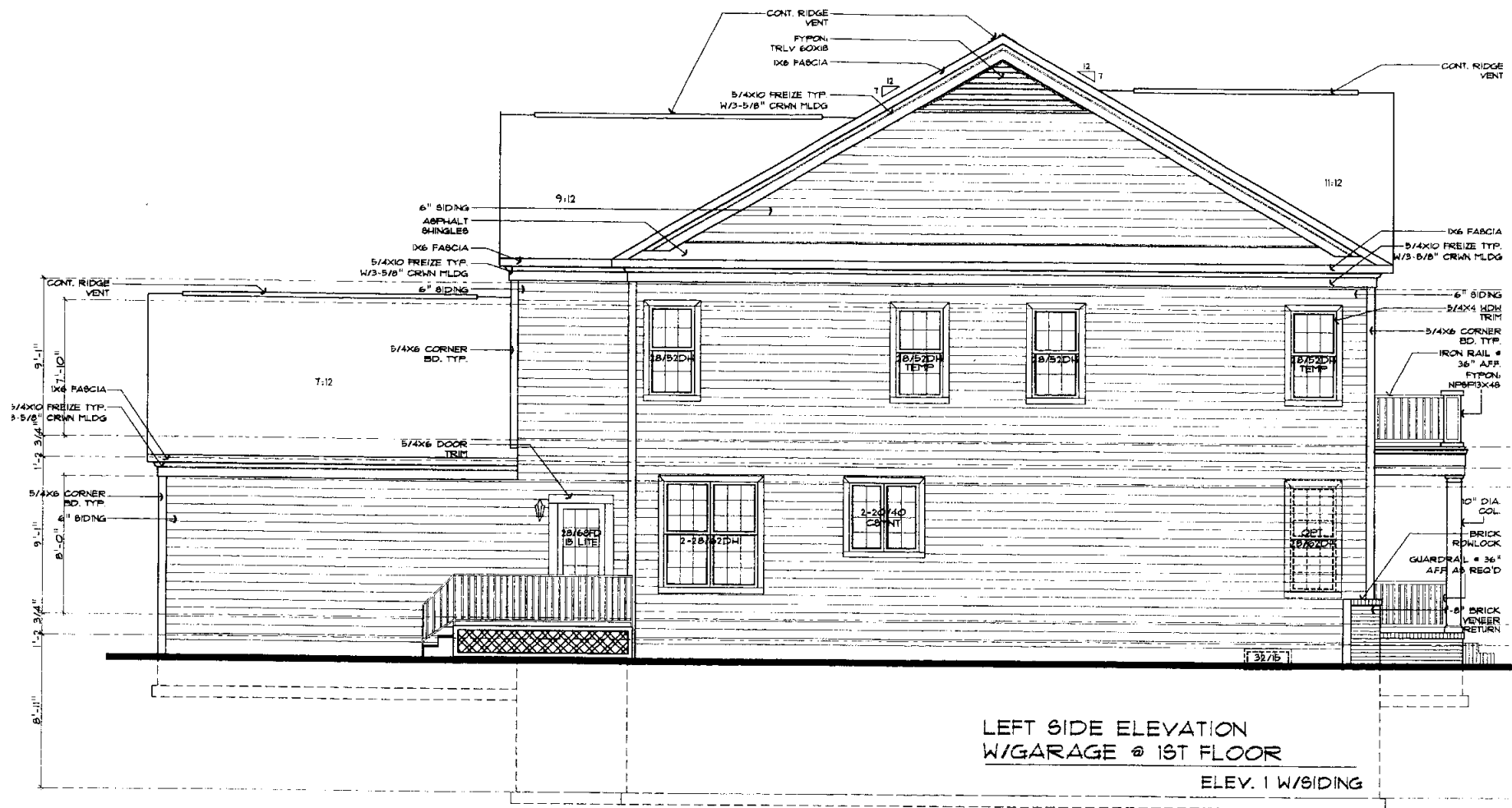
HIDDEN CREEK
27' X 70' SF

SCALE

1/4" = 1'-0"

SHEET

LEFT SIDE ELEVATION
W/GARAGE @ 1ST
FLOOR
HIGH VISIBILITY OPT.
OPT. BEDRM #4



DESIGN CONCEPTS ARCHITECTS

A PROFESSIONAL CORPORATION

200 LESTER CENTER DR. • SUITE 200 • WYOMING • 82001-2202
307.226.4000 • FAX 307.226.4001

This drawing is an instrument of service, and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

CONSULTANT

NOT FOR
CONSTRUCTION

REAL

DATE: 01/02/00 PERMIT SET

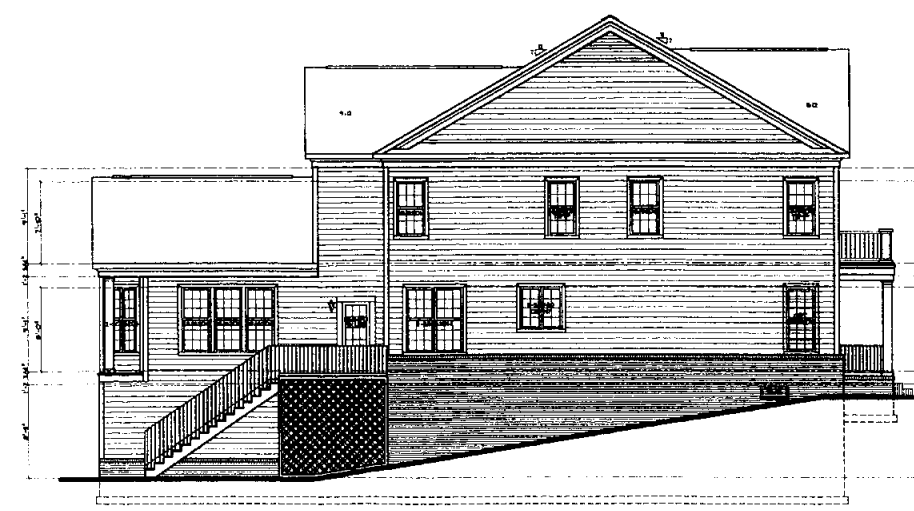
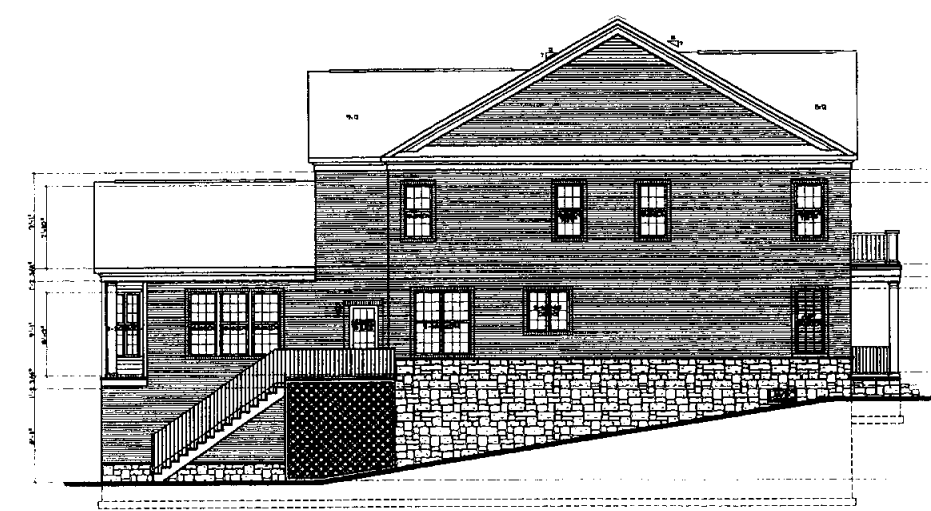
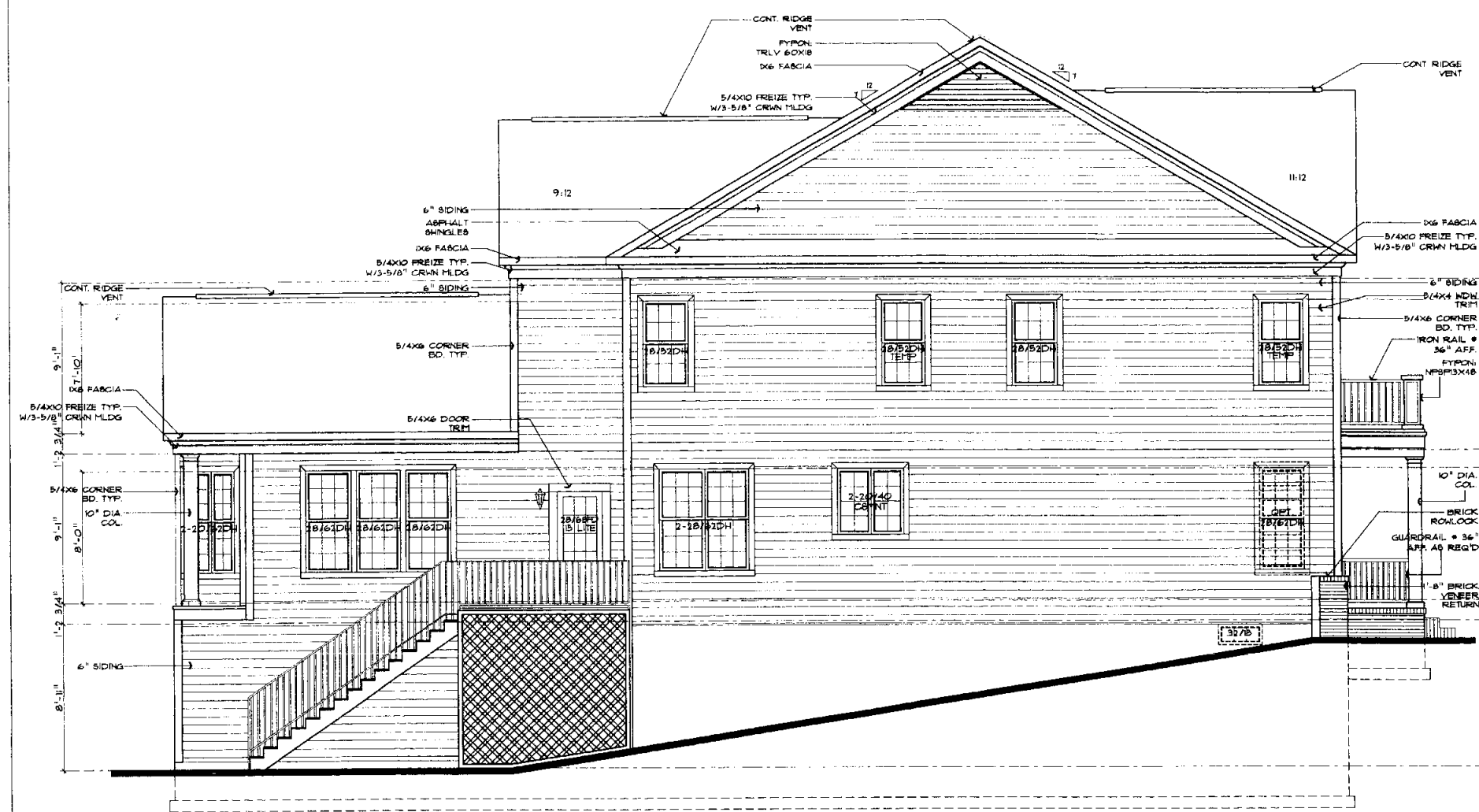
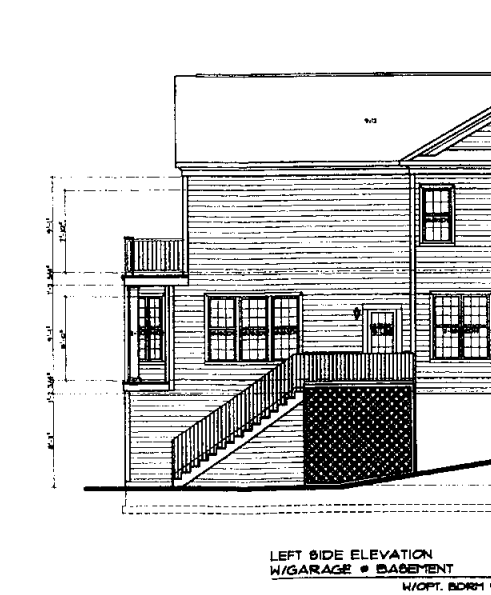
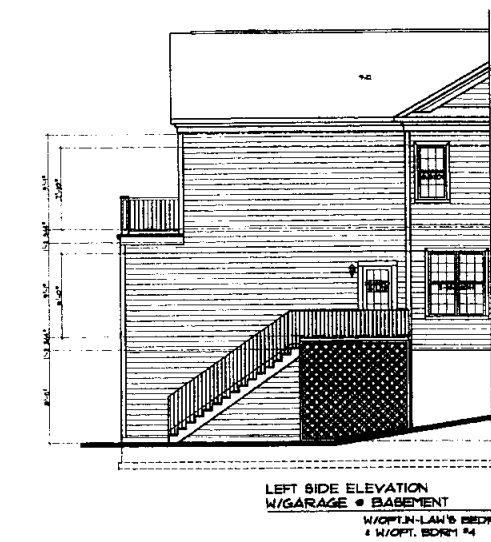
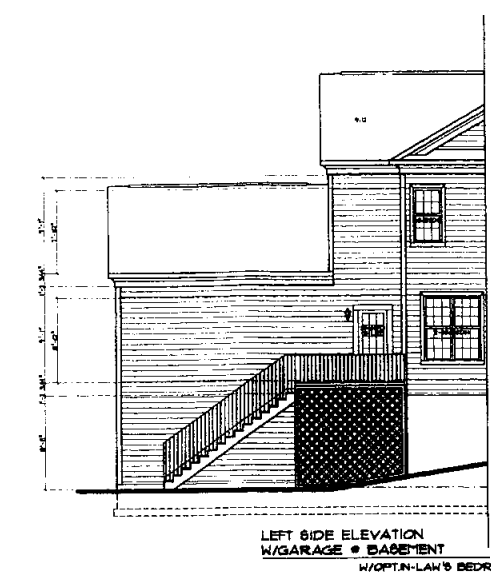
PROJECT
**CHURCHILL
GROUP**

**HIDDEN CREEK
27' X 70' SF**

SCALE
1/4" = 1'-0"

SHEET
LEFT SIDE ELEVATION
W/GARAGE &
BASEMENT,
HIGH VISIBILITY LOT,
OPT. BEDRM #4
OPT. IN-LAW'S BEDRM

71





DESIGN CONCEPTS ARCHITECTS

5600 WEST 10TH AVE. SUITE 305 • DENVER, CO 80202
303.733.8800 • FAX 303.733.8801

This drawing is an instrument of service, and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

COMMITTEE

NOT FOR
CONSTRUCTION

DATE

DATE

01/22/2006

PERMIT SET

PROJECT

CHURCHILL
GROUP

HIDDEN CREEK
27' X 70' SF

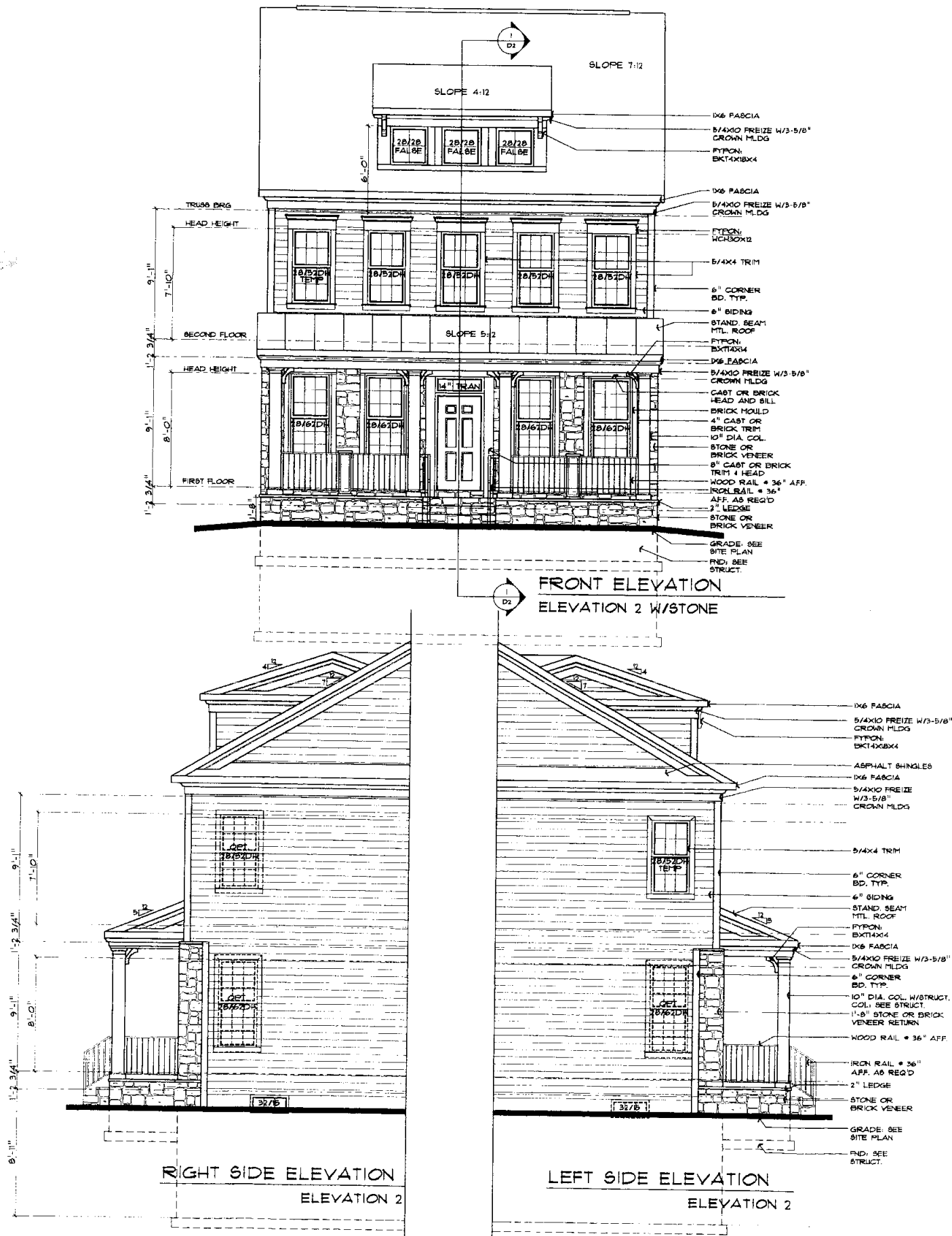
SCALE

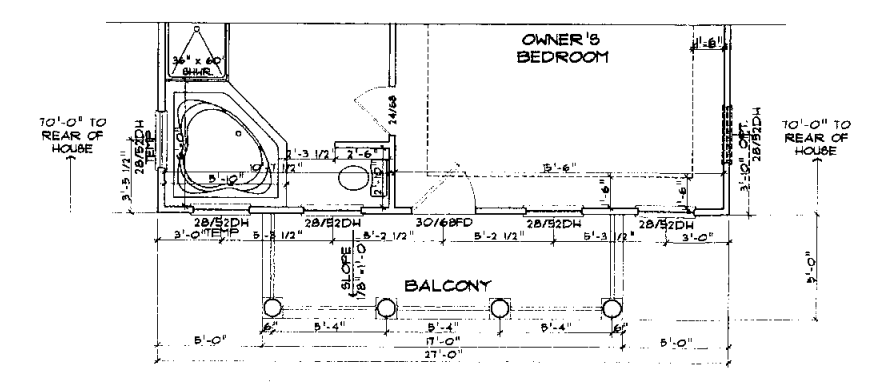
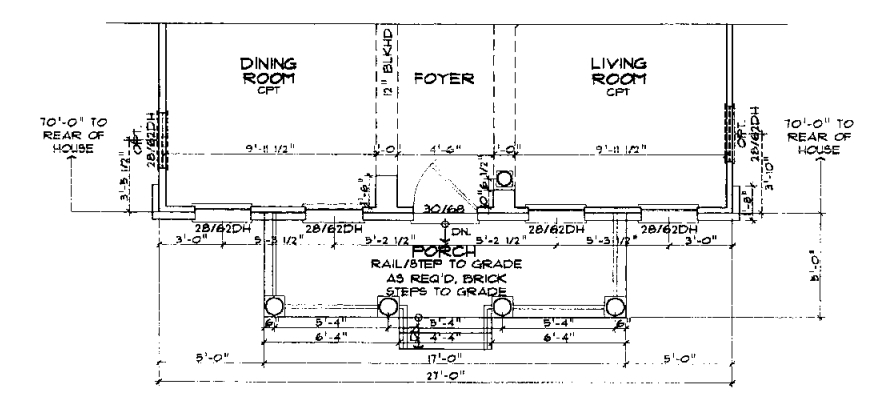
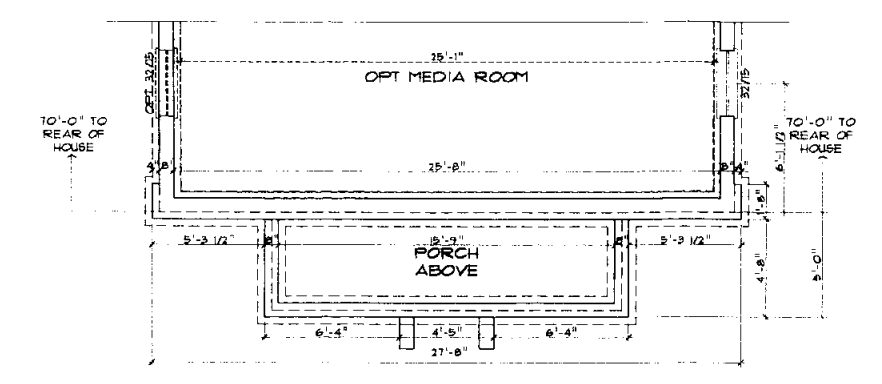
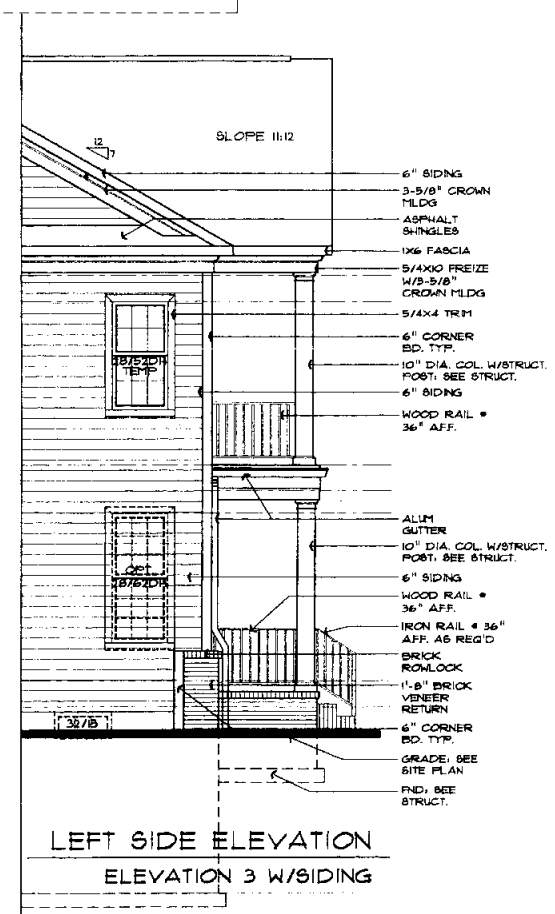
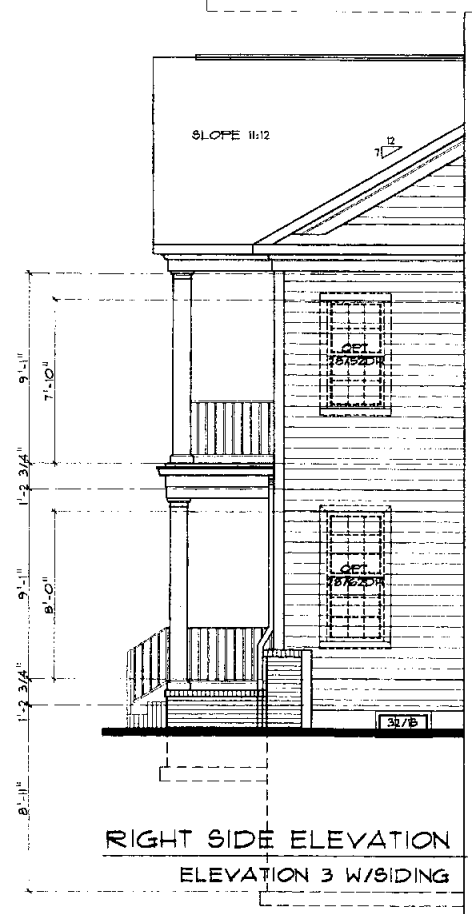
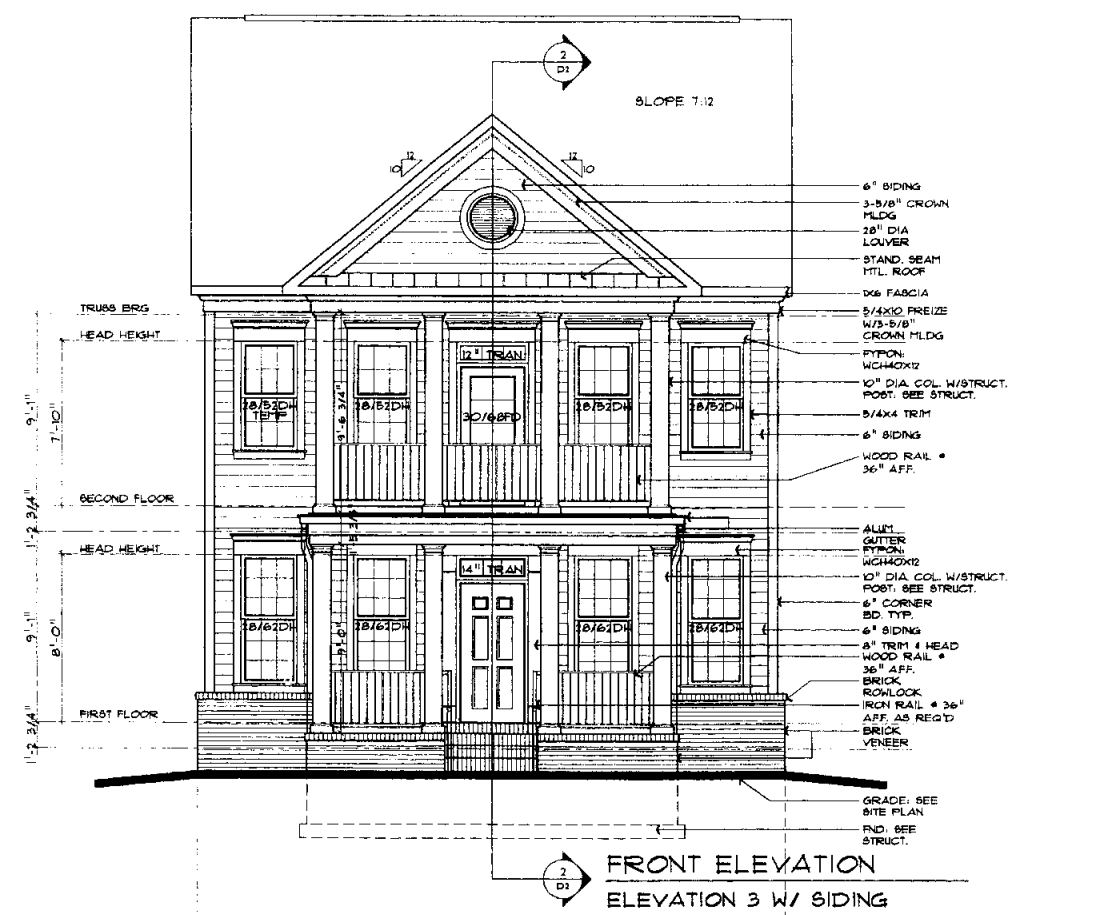
1/4" = 1'-0"

SHEET

ELEVATION 2
W/STONE
PART. PLANS, FRONT
ELEV.,
SIDE ELEV.

18





DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION
200 WESTWOOD CENTER DR. • Suite 307 • DENVER, CO 80202
303.255.7400 • FAX 303.255.7400

This drawing, as an instrument of service, is and shall remain the property of the Architect, and shall not be reproduced or published in any way without the prior permission of the Architect.

CONSULTANT

NOT FOR CONSTRUCTION

DATE
03/03/2006

BY
PERMIT SET

PROJECT
CHURCHILL GROUP

HIDDEN CREEK
27' X 70' SF

SCALE
1/4" = 1'-0"

SHEET
ELEVATION 3 W/ SIDING, PART. PLANS, FRONT ELEV., PART. SIDE ELEV.

A81